

BEFORE

THE PUBLIC SERVICE COMMISSION OF

SOUTH CAROLINA

DOCKET NO. 2021-213-E - ORDER NO. 2021-

July __, 2021

IN RE:)	
)	<i>proposed</i>
Application of Duke Energy Carolinas, LLC)	ORDER APPROVING SALE OF
for Approval of the Transfer and Sale of)	REAL ESTATE IN
Property in Henderson County, North Carolina)	HENDERSON COUNTY,
)	NORTH CAROLINA

Pursuant to S.C. Code Ann. § 58-27-1300, this matter comes before the Public Service Commission of South Carolina (“Commission”) on the Application of Duke Energy Carolinas, LLC (the “Company” or “DEC”) for an approval of the transfer and sale of certain real estate known as the Henderson County, North Carolina property (the “Property”). The Property is located in DEC’s North Carolina service territory.

The Property consists of certain real estate that is not required for DEC's current utility operations. The Property is a 25.07-acre tract acquired in December 2018 for the siting and construction of a new substation. Since the substation has been sited, the Company is able to sell the unneeded portion of the larger property.

DEC seeks to sell this Property to Bunrootis LLC, a company not affiliated with DEC. The Company represents this transaction will have no impact upon its ability to provide reliable service to its customers at just and reasonable rates.

DEC represents it has entered into a contract with Bunrootis LLC to sell the property for \$1,750,000 or \$69,804 per acre. Further, DEC states the Property received a Broker Opinion of

Value valuing the Property at \$1,611,199, or \$64,268 per acre. The Property has a tax value of \$1,125,442, or \$44,892 per acre.

The original cost of the Property will be credited as a reduction of the amount carried under Account 105, “Plant Held for Future Use.” The difference between sales prices and the original cost of the non-depreciable Property will be applied to Account 421.10, “Gain on Disposition of Property.”

The Company’s Application was filed on June 23, 2021, and the Company served its Application on the South Carolina Office of Regulatory Staff (“ORS”). ORS informed the Commission by correspondence dated June 30, 2021, that it had no objection to the request. Further, no opposition to the request has been filed in the Docket. On July 14, 2021, the Commission approved the Company’s Application.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:

1. ORS was properly served with the Application in this Docket and does not object to the sale.
2. The sale of the Property is approved. The record shows that the sale is just and reasonable, and the Company proposes to properly account for it in its books.
3. This Order shall remain in full force and effect until further order of the Commission.

BY ORDER OF THE COMMISSION:

Justin T. Williams, Chairman
Public Service Commission of
South Carolina